

DALE A. CALLAWAY, CHAIRMAN  
JEFFREY M. HUDSON  
JOHN M. MILLS  
NORMAN C. RICKARD  
E. BRENT WORKMAN



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Board of Adjustment

## REVISED AGENDA

NOVEMBER 17, 2014

7:00 P.M.

### Call to Order

### Approval of Agenda

### Approval of Minutes of September 22, 2014

### Approval of Finding of Facts of September 22, 2014

### Public Hearings

#### Case No. 11486 James C. and Donna R. Parks

southwest of Route One (Coastal Highway) approximately 800 feet southeast of Dartmouth Drive (911 Address: None Available) (Tax Map I.D. 3-34-6.00-495.00 & 497.05).

A special use exception to place an off-premise sign and a variance from the maximum square footage, height requirement and side yard setback requirement.

#### Case No. 11487 Nanticoke Crossing Limited Partnership

west of John J. Williams Highway (Route 24) and 492 feet north of Indian Mission Road (Route 5) (a.k.a. Route 23) (911 Address: 24832 John J. Williams Highway, Millsboro, DE) (Tax Map I.D. 2-34-23.00-269.12).

A special use exception to place a telecommunications tower and a variance from the minimum separation from a residentially zoned lot.

#### Case No. 11488 Michelle L. Lynas

south of Route 54 (Lighthouse Road) and being at the southwest corner of Tyler Avenue and Lincoln Avenue and being Lot 51 Block 5 in Cape Windsor Subdivision (911 Address: 38827 Lincoln Drive, Selbyville, DE) (Tax Map I.D. 5-33-20.14-32.00).

A variance from the corner front yard and side yard setback requirement.

#### Case No. 11489 Madon Church, LLC

north of Route 54 (Lighthouse Road) and being northwest of Canvasback Road approximately 0.25 mile northeast of Swann Drive and being Lot 81 Block D in Swann Keys Subdivision (911 Address: 37021 Canvasback Road, Selbyville, DE 19975) (Tax Map I.D. 5-33-12.16-342.00).

A variance from the side yard setback requirement.



**Case No. 11490 Robert D. Mitchell**

northeast of Route 78 (Woodland Ferry Road) and being southeast of Dusty Road, a subdivision street, approximately 1,500 feet southeast of Route 20 (Stein Highway) (911 Address: 2952 Dusty Road, Seaford, DE) (Tax Map I.D 5-31-11.00-36.07).

A variance from the front yard, rear yard, and side yard setback requirement.

**Case No. 11491 Russell W. and Marianne Neal**

southeast of Ockel Drive (Road 488) approximately 1,100 feet southwest of Route 13 (Sussex Highway) (911 Address: None Available) (Tax Map I.D. 1-32-6.00-227.03).

A special use exception to place a multi-sectional home type structure that is more than five (5) years old.

**Case No. 11492 Calvary Baptist Church**

southwest of Route 113 (DuPont Boulevard) and approximately 1,302 feet northwest of Road 431 (Shortly Road) (911 Address: 22860 South DuPont Blvd, Georgetown, DE) Tax Map I.D. 1-35-23.00-6.00).

A special use exception to place a manufactured home type structure as a classroom.

**Other Business**

**Case No. 11310 Zea, LLC**

northeast corner of Bunting Avenue and West Virginia Avenue and 450 feet east of Route One (Coastal Highway) and being Lot 1 E in the unincorporated section of Fenwick Island (Tax Map I.D. 1-34-23.16-329.00).

A variance from the side yard, rear yard and corner side yard setback requirement.

Request for a one (1) year time extension

\*\*\*\*\*

Board of Adjustment meetings can be monitored on the internet at [www.sussexcountyde.gov](http://www.sussexcountyde.gov).

\*\*\*\*\*

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 28, 2014, at 4:00 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

Revised: November 5, 2014 (to include Minutes and Finding of Facts of September 22, 2014)

Revised: November 10, 2014 (to include Other Business Case No. 11310)

#####